

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 20, 2021

Regular Meeting

The regular meeting of Council was called to order by President Houk at 7:00 p.m. in the Council Chambers, City Hall – 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

1. Mr. Schottke moved to dispense with the reading of the minutes from the previous meeting and special Finance Committee meeting and approve as written; seconded by Mr. Schlabach.

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

2. President Houk recognized the Mayor who administered the Oath of Office to Michael Murray, Keep Grove City Beautiful Committee Member.
3. President Houk recognized Ms. Vicky Thompson, Buckeye Ranch, who shared a slideshow update on the happenings of The Buckeye Ranch and their potential expansion.
4. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-44-21 (Approve the Rezoning of 3847 Broadway from C-1 (service commercial) to PUD-R (Planned Unit Development-Residential) with Zoning Text) was given its second reading and public hearing.

Ms. Kacie Waugh, Attorney for Petitioner, was present to answer any questions.

Mr. Rauch, Dir. of Dev., explained that due to the constraints of the site, it was felt that the best way to handle all the issues was to rezone the parcel to PUD-R. Otherwise, many variances to the Code would be required.

There being no additional questions or comments. Mr. Schottke moved it be approved; seconded by Ms. Houk.

Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

2. Ordinance C-45-21 (Approve the Rezoning of 4.14 acres located at 1185 Lamplighter Dr. from CF (Community Facility) to PUD-R (Planned Unit Development-Residential) with Zoning Text) was given its second reading and public hearing.

Mr. Rauch explained that this parcel has two different zoning classifications. This will create one zoning classification, which is intended for the development of 72 age-restricted apartments. Council has already approved the preliminary development plan.

Mr. Anup Janardhanan, architect, was present to answer any additional questions.

Ms. Houk commented that when Council approved the Preliminary Development Plan, Council asked for an update on our Senior Housing offerings. She said they have a report for numbers up to May. She said it will be interesting to see how this project differentiates itself from the rest of the projects, as she feels the commitment is there to have diverse housing opportunities.

Mr. Holt confirmed that there would be no through the wall HVAC individual units permitted for each apartment. Mr. Janardhanan said that was correct. All HVAC would be roof mounted and no individual units would be permitted for each apartment.

There being no additional questions or comments, Mr. Schottke moved it be approved; seconded by Mr. Schlabach.

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes

3. Ordinance C-49-21 (Approve the Annexation of 1.34[±] acres located at 3150 Demorest Rd.) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is for the church that the City has purchased ground from for the school and for Demorest Road. He said they are in need of city utilities.

There being no additional questions or comments, Mr. Schottke moved it be approved; seconded by Ms. Houk.

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

4. Ordinance C-51-21 (Accept the Annexation of 0.551 acres located at 2277 White Road) was given its first reading. Second reading and public hearing will be held on 10/04/21.
5. Ordinance C-52-21 (Accept the Annexation of 0.460 acres located at 2155 White Road) was given its first reading. Second reading and public hearing will be held on 10/04/21.
6. Ordinance C-53-21 (Accept the Plat of Pinnacle Quarry, Section 1) was given its first reading. Second reading and public hearing will be held on 10/04/21.
7. Ordinance C-54-21 (Approve a Special Use Permit for a Drive-thru for Pizza Cottage located at 4065 Marlane Drive) was given its first reading. Second reading and public hearing will be held on 10/04/21.
8. Resolution CR-51-21 (Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Broadway Professional Park located on Farmbank Way) was given its reading and public hearing.

Mr. Schottke explained that this request is due to delays in receiving materials caused by COVID.

Mr. Eric Morton, owner, stated that steel is back up over eight (8) months and prices are higher, which they do not want to pass on to their tenants.

There being no additional questions or comments, Mr. Schottke moved it be approved; seconded by Mr. Schlabach.

Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes

9. Resolution CR-52-21 (Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Trilink Storage located on Haughn Road) was given its reading and public hearing.

Mr. Schottke explained that delays due to COVID have also caused issues for this development. Mr. Rauch explained that this developer has been consistent in submitting plans but the site has stormwater issues that required many adjustments, combined with a city staff change in engineers. He said the developer is now ready to start site work.

Mr. Scott Emerick, developer, said they submitted seven plans for engineering and are excited to get started, now that they have an approved plan.

There being no additional questions or comments, Mr. Schottke moved it be approved; seconded by Mr. Schlabach.

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

The Chair recognized Mr. Holt, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-50-21 (Appropriate \$2,621.74 from the Beulah Park Tax Increment Equivalent Fund for the Current Expense of distributing funds according to the Beulah Park Development Agreement) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schottke.

Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

2. Ordinance C-55-21 (Appropriate \$2,576,471.50 from the Capital Improvement Fund for the Current Expense of Mulberry Run Sanitary Sewer Extension Improvements) was given its first reading. Second reading and public hearing will be held on 10/04/21.
3. Ordinance C-56-21 (Appropriate \$5,590,349.00 from the Capital Improvement Fund for the Current Expense of Phase 1 Demorest Road Improvements) was given its first reading. Second reading and public hearing will be held on 10/04/21.

4. Resolution CR-53-21 (Accepting the Amounts and Rates as determined by the Budget Commission and authorizing the necessary Tax Levies and Certifying them to the County Auditor) was given its reading and public hearing.

Mayor Stage stated that this sets the minimum amount of real estate tax to be collected. He said it has been the same percentage for about 30 years.

There being no additional questions or comments, Mr. Holt moved it be approved; seconded by Ms. Houk.

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes

5. Resolution CR-54-21 (Appoint Tim Harris to the Audit Committee) was given its reading and public hearing and Mr. Holt moved it be approved; seconded by Ms. Houk.

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage reported on: a Proclamation given to the Daughters of the Revolution for Constitution Day (9/17); a meeting with the Ohio Mayor's Alliance where they discussed the income tax reallocation, COVID, broad band; the dedication of the Train Depot on 10/3; and the success of Arts-in-the-Alley.
2. Mr. Holt announced a budget meeting on 11/29 at 6:00 p.m. and requested an update on the stormwater modeling.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:10 p.m.

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Sept. 20, 2021

Council met at 6:30 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly shared a liquor permit for Legion 11 Motorsport LLC, which the Safety Dept. has some outstanding property maintenance issues with. Mr. Teafor, Dir. of Safety, stated that they have spoken with the property owner, but feel requesting a hearing will assure that the issues are taken care of in a timely fashion. Mr. Smith, Dir. of Law, stated that they have tried requesting hearings in the past and have lost every time. He believes it is just as effective if we use Mayor's Court. After additional discussion, Ms. Kelly asked if there were any objections of Council to request a hearing for this permit. Hearing none, Ms. Kelly said she would mark it accordingly and submit to Liquor Control.

President Houk asked about the Ward Map and the need to make a fifth Ward, due to recent Charter changes. Ms. Kelly explained that the Census data to allow for a review of the city's population by Ward has just been received. She explained that there are two Charter provisions that need addressed. The first is to review the current Ward Map to determine that the current Wards are within proper proportion between the largest and smallest Wards. Council shall determine that there is not a difference of more than 40% between the two. If so, the current map must be adjusted to bring the difference to within 20%. After that has been completed, Council can move to determining how they wish to proceed with creating a map with five (5) Wards. This must be done no later than March 1, 2023 and submitted the Franklin County Board of Elections. After further discussion, Ms. Kelly said she would meet with the GIS personnel to review population counts and submit an evaluation to Council.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair